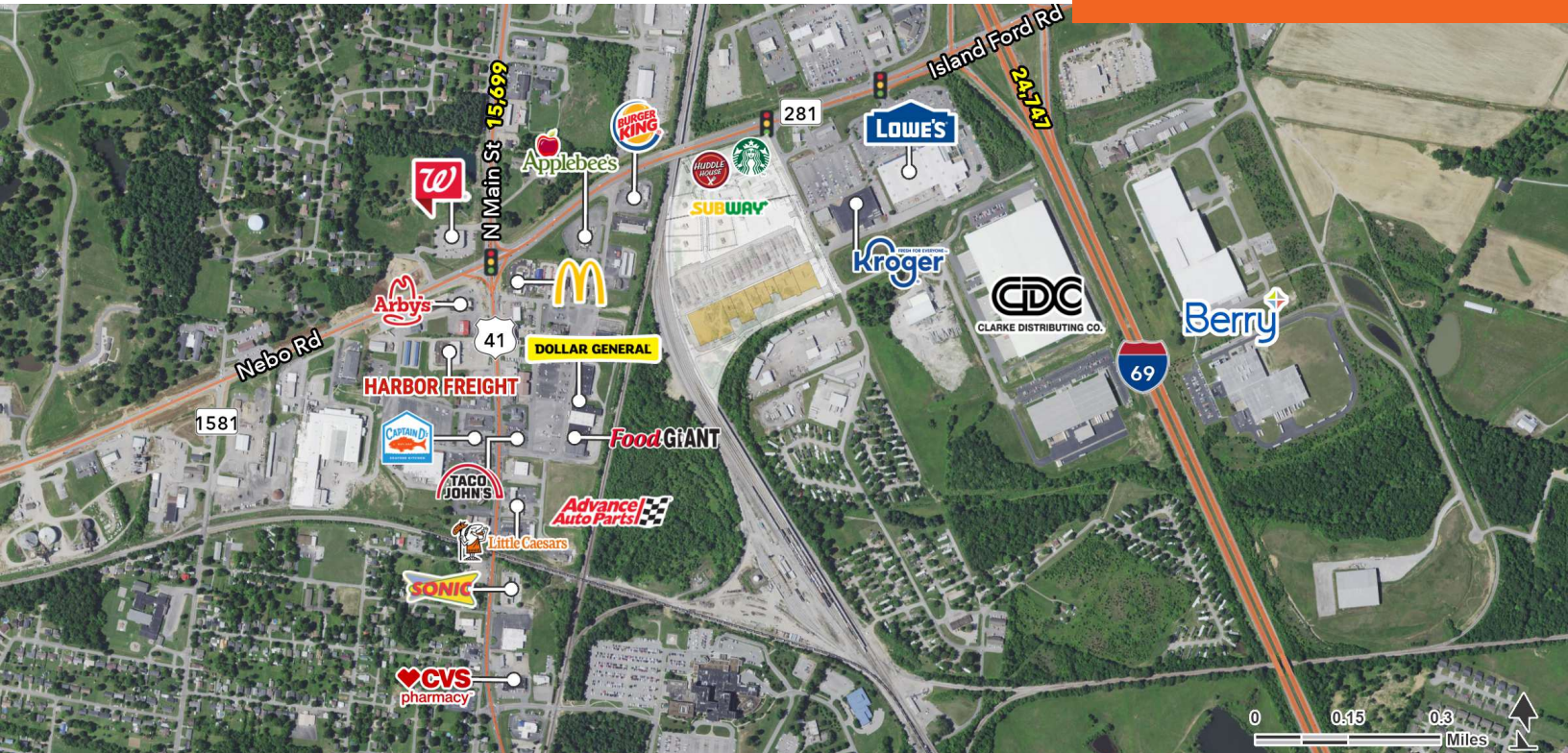


MADISONVILLE TOWN CENTER

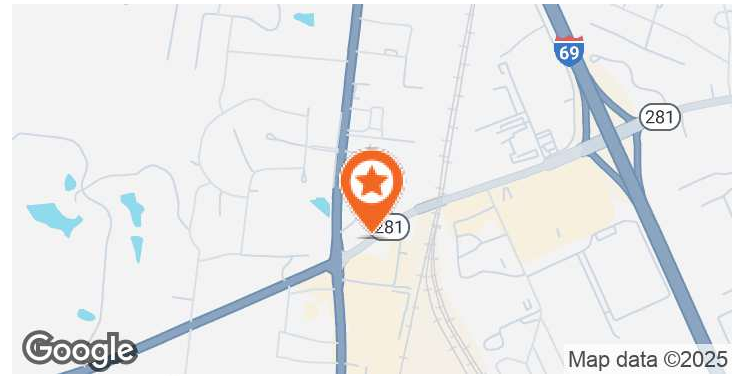
I-69 AND ISLAND FORD ROAD, MADISONVILLE, KY 42431

FOR LEASE



LOCATION DESCRIPTION

Madisonville, Kentucky serves as the seat of Hopkins County and the commercial seat of the Western Kentucky Coal Fields Region, Madisonville, is located along Interstate 69. Madisonville serves as a leading manufacturing hub but remains a desirable location that serves as home to many unique small-town boutiques and restaurants. Madisonville offers a wide range of recreational and cultural activities and is home to Kentucky's most extensive variety of outdoor recreation activities.



PROPERTY HIGHLIGHTS

- New Retail Development in Madisonville, KY located just off I-69 at exit
- Superior regional draw in Western Kentucky
- Surrounding retail includes: Kroger, Lowe's, Harbor Freight, Burger King, McDonald's, Walgreens and many more
- Strong traffic on Island Ford Road and I-69 with ADT of 19,907

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	1,732	18,052	26,287
Households	700	7,653	10,887
Avg HH Income (\$)	105,122	72,328	75,889



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